

Single Family Residence **RESIDENTIAL**

16281 RANCH RD

RIVERSIDE, CA 92504

\$600,461 TopHap Estimate · \$416 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,444 ft²

LIVING AREA

0.47 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$600K

\$498K low

\$702K high

Last Sale

\$410,000 · Aug 20, 2004

Est. Owner Equity

\$450,461

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$5,784 (2025)
Assessed Value	\$537,372
Previous Assessed	\$526,836
Assessor Market Value	\$549,900

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.47
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

41 FLOOD	76 WILDFIRE	65 HEAT	5 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 29, 2015	Quitclaim	Quit Claim Transfer			
Aug 20, 2004	Resale	Grant Deed	\$410,000	\$284	\$100K
Aug 20, 2004	Quitclaim	Quit Claim Transfer			
Apr 8, 2004	Quitclaim	Quit Claim Transfer			\$176K
Mar 6, 1998	Resale	Grant Deed	\$125,000	\$87	\$119K
Oct 24, 1997	Recorded document	Grant Deed			
Oct 7, 1997	Non-arms-length	Trustees Deed	\$102,000	\$71	
Aug 10, 1993	Quitclaim	Quit Claim Transfer			\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodcrest Elementary School	Elementary	KG–6	0.7 mi
Frank Augustus Miller Middle School	Middle	7–8	1.8 mi
Martin Luther King High School	High	9–12	2.6 mi

District: Riverside Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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